

PRESENTATION FIRST HALF OF 2014

MOBIMO HOLDING



Dr. Christoph Caviezel, CEO
Manuel Itten, CFO

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- Considerable increase in rental income
- Growth of investment portfolio by 22%
- Opening of two new investment properties: Lausanne, Pépinières and Affoltern am Albis, Obstgartenstrasse
- Acquisition of Friesenberg building
- Sale of residential properties Horgen, Wiesental; Zurich, City West A and B; Adliswil, Wilacker fully completed

- Notes on key financial figures Manuel Itten, CFO
- Business performance HY 2014/ Outlook Christoph Caviezel, CEO

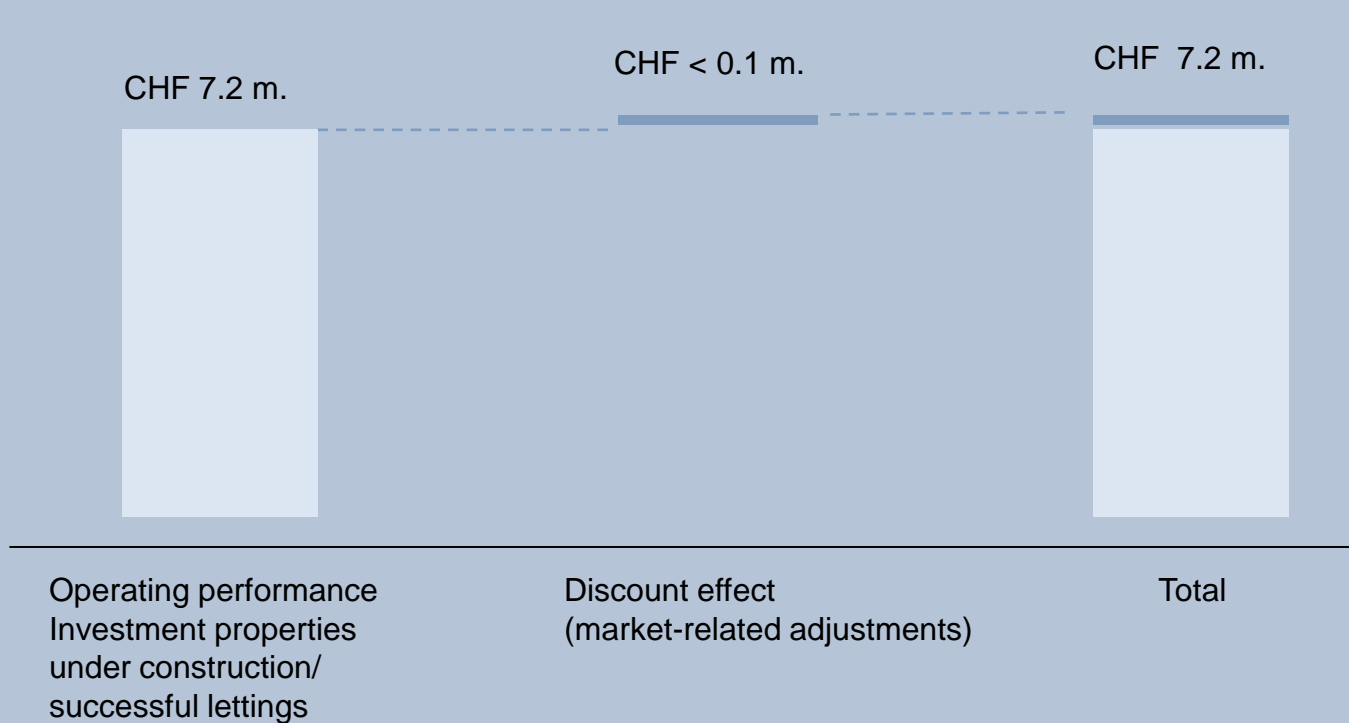
SUMMARY OF KEY FINANCIAL FIGURES I

in CHF m.	30.06.2014	31.12.2013	30.06.2013
Net rental income	42.4	78.9	39.8
Profit on sale of trading properties and services	-0.3	31.6	5.7
Net income from revaluation	7.2	25.2	23.6
Profit on sale of invest. properties	2.3	7.1	1.9
Tax expense	-3.5	-16.7	-9.9

SUMMARY OF KEY FINANCIAL FIGURES II

in CHF	30.06.2014	31.12.2013	30.06.2013
EBITDA	39.6 m.	120.9 m.	60.2 m.
EBIT	38.8 m.	119.4 m.	59.4 m.
Profit	20.1 m.	81.6 m.	41.4 m.
Return on equity	3.3%	7.1%	7.1%

BREAK DOWN OF NET INCOME FROM REVALUATION



KEY FINANCIAL FIGURES FINANCING

	Target	30.06.2014	31.12.2013	30.06.2013
Equity ratio	> 40 %	44%	46%	46%
Interest coverage factor	> 2,0	2.2	3.6	2.9
Net gearing	< 150 %	99%	84%	88%
Average interest rate ¹⁾		2.6%	2.7 %	2.8%
Average residual maturity		8.1 years	7.7 years	8.2 years

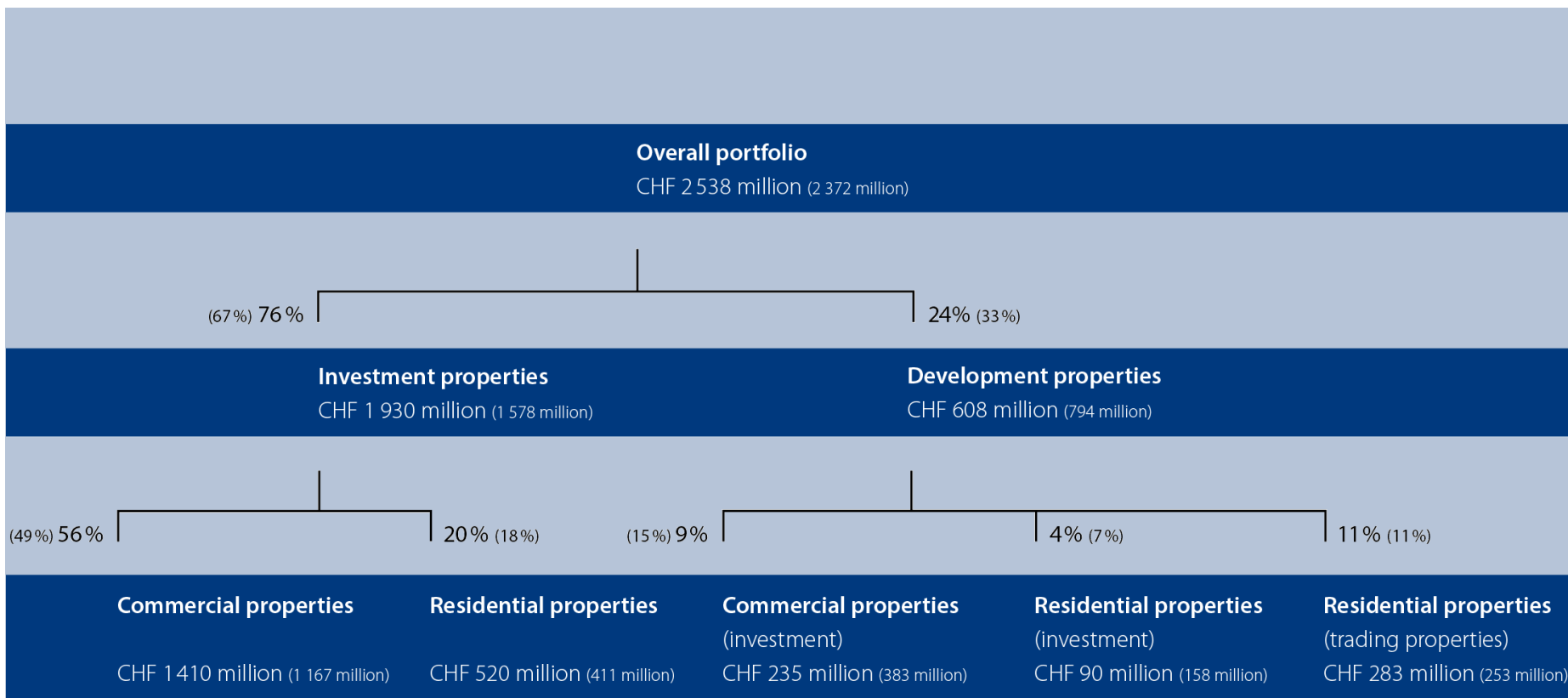
1) An interest rate of 2.42% applied as at 30.06.2014

	30.06.2014	31.12.2013	30.06.2013
Gross yield on investment properties	5.6%	5.7%	5.7%
Net yield on investment properties	4.5%	4.6%	4.7%
Investment property vacancy rate	5.8% ¹⁾	3.9%	4.3%

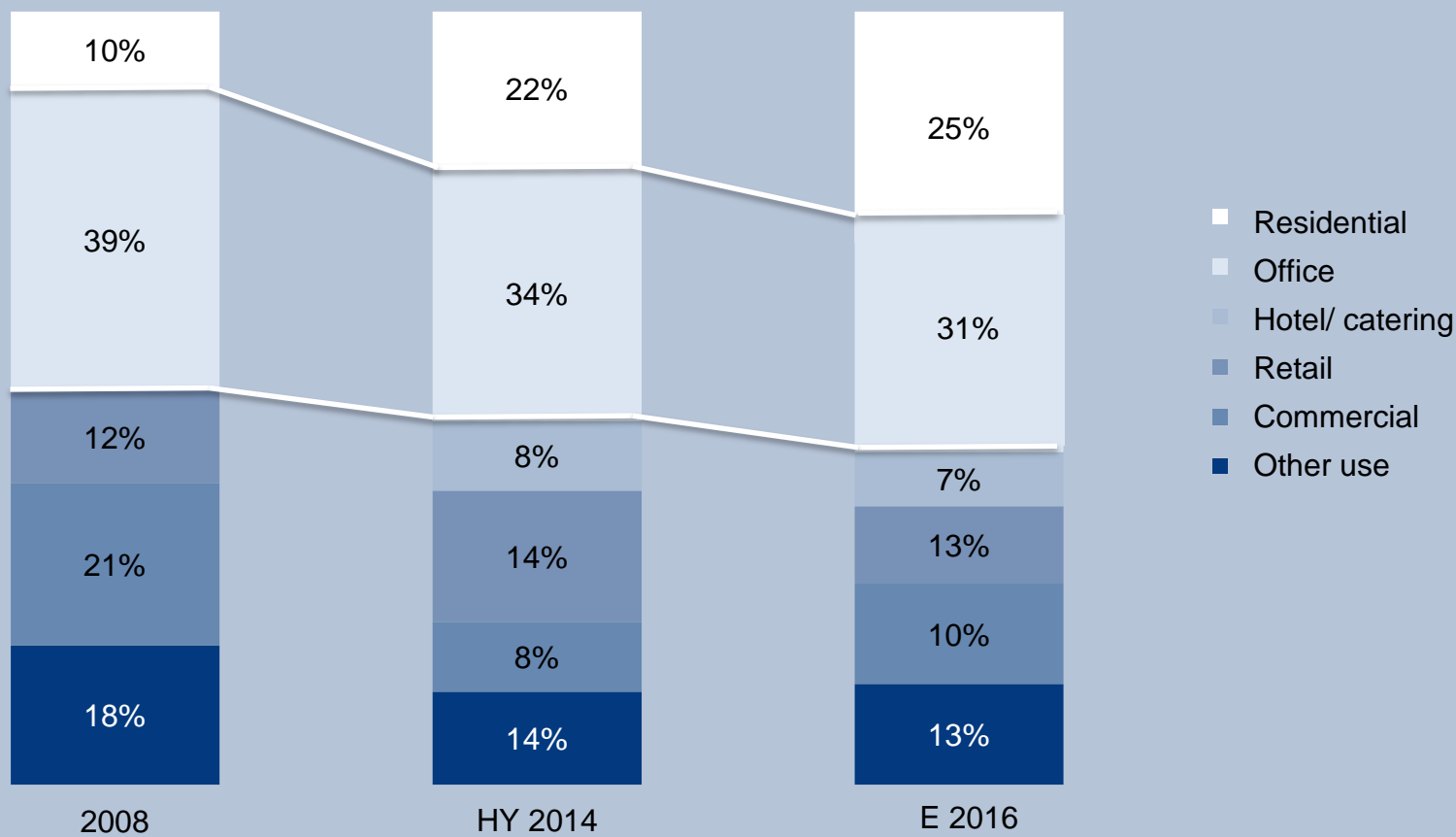
1) Vacancy rate like for like 3.8%

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BUSINESS PERFORMANCE OVERALL PORTFOLIO



DEVELOPMENT OF RENTAL INCOME BY TYPE OF USE



Zurich, Treichler-/ Dolderstrasse



- 2,878 m² rentable area
- 4 rental residential units
Office units, storage rooms
52 parking spaces
- Market value CHF 15.2 m.
- 100% let

Zurich, Friesenbergstrasse/ Im Tiergarten



- 21,079 m² rentable area
- Office building
Cafeteria/ staff restaurant
403 parking spaces
- Market value CHF 91.7 m.
- 100% let

BUILDINGS COMPLETED IN FIRST HALF OF 2014

Affoltern a. Albis, Obstgarten



- 10'625 m² rentable area
- Retirement home/ 48 apartments
- 100% let
- Start June 2012
- Completion June 2014
- CHF 58.7 m. investment
- CHF 3.4 m. rental income p.a.

Lausanne, Pépinières



- 7'618 m² rentable area
- Commercial
- 100% let
- Start April 2012
- Completion May 2014
- CHF 39.3 m. investment
- CHF 2.2 m. rental income p.a.

BUILDINGS COMPLETED IN SECOND HALF OF 2014

Zurich, Badenerstrasse



- 5,160 m² gross living area
- 61 condos, 10 storage rooms
- 44/61 condos sold¹⁾
- CHF 46 m. investment

Zurich, im Brächli



- 2,150 m² gross living area
- 17 condos, 3 rec rooms
- 15/17 condos sold¹⁾
- CHF 21 m. investment

1) certified purchase agreement

Zurich, Letzigraben



- 6,860 m² rentable area
- 72 rental residential units
- Marketing launch Q1 2015
- Completion Q1 2016
- CHF 46 m. investment
- CHF 2.5 m. rental income p.a.

Lucerne, Büttenenhalde



- 3,032 m² gross living area
- 24 condos & 3 studios
- 7 purchase commitment
- Completion Q1 2016
- CHF 27 m. investment

PLANNED BUILDING STARTS IN SECOND HALF 2014

Aarau, Torfeld 4



- 10,823 m² gross living area
- 92 condos
- Completion Q4 2016
- CHF 74 m. investment

Zurich, Hohlstrasse/ Albulastrasse



- Investment prop.: 15'344 m² rentable area
Condos: 6,092 m² gross living area
- Residential, office, commercial
- Completion Q1 2017
- CHF 164 m. investment

Dübendorf, Sonnentalsstrasse 10



- 240 rental residential units
- 600m² commercial/ retail
- Development: 2014 – 2016
- Investor: Mobiliar

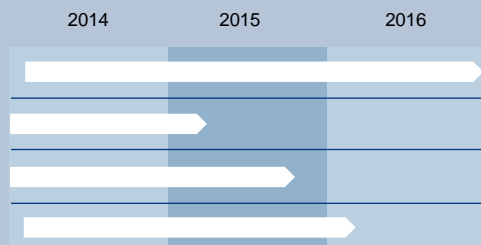
Langenthal, Headquarter 3M



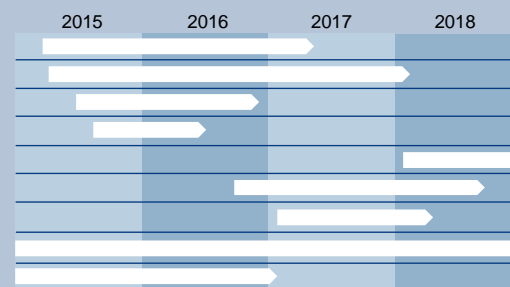
- Office building
- 350 workplaces
- Development: 2014 – 2015
- Tenant: 3M

Development and construction of investment properties for own portfolio

Under construction: CHF 210 m.

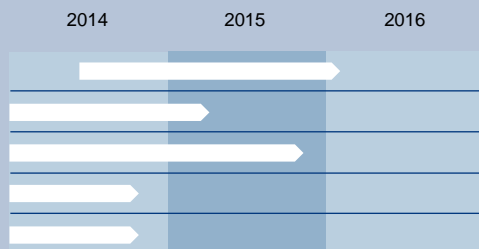


In planning: CHF 710 m.

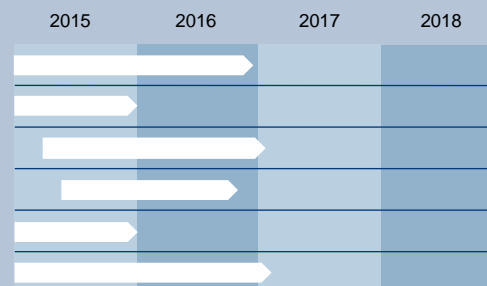


Development, construction and sale of condominiums

Under construction: CHF 150 m.



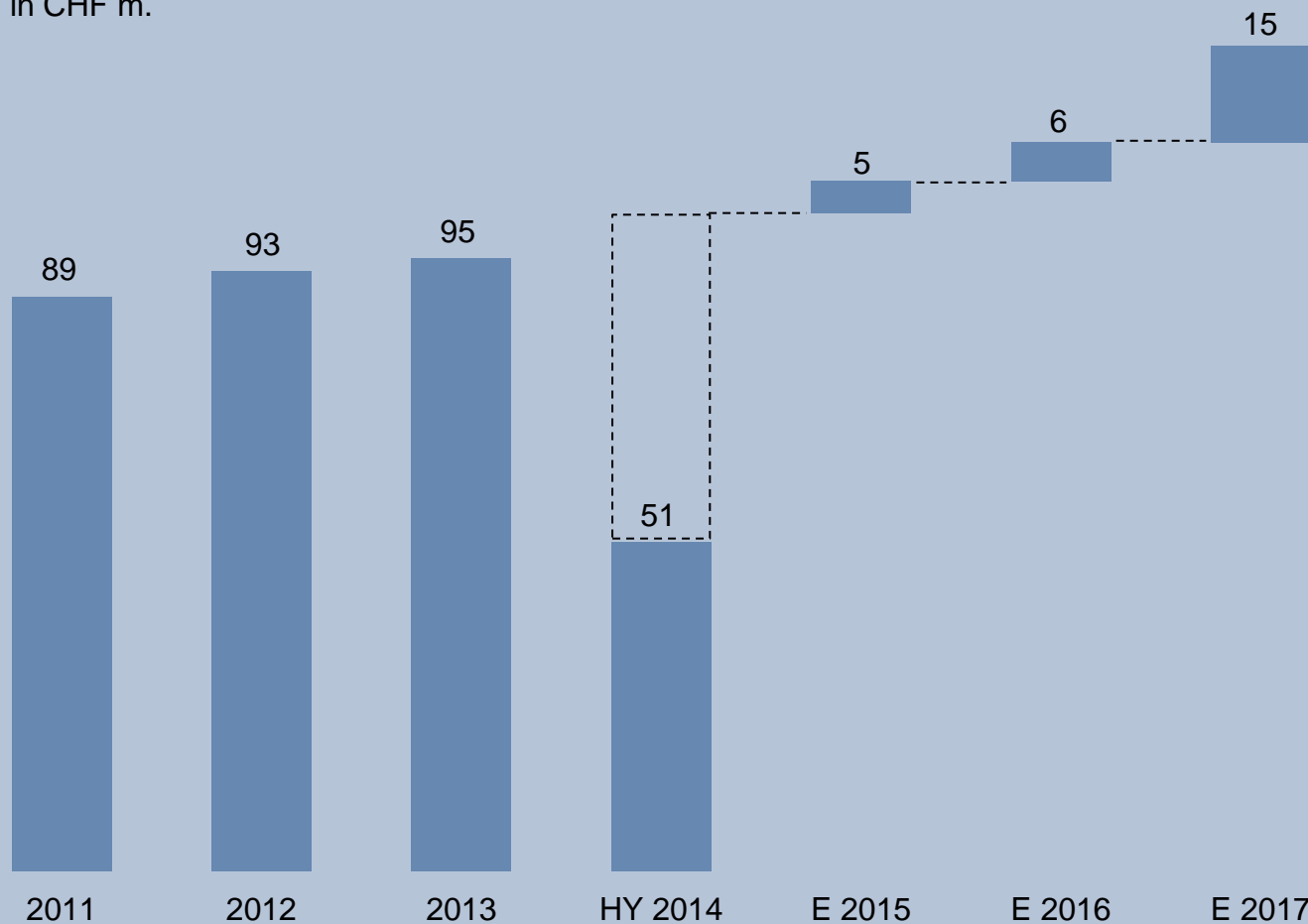
In planning: CHF 260 m.



BUSINESS PERFORMANCE

DEVELOPMENT OF NET RENTAL INCOME

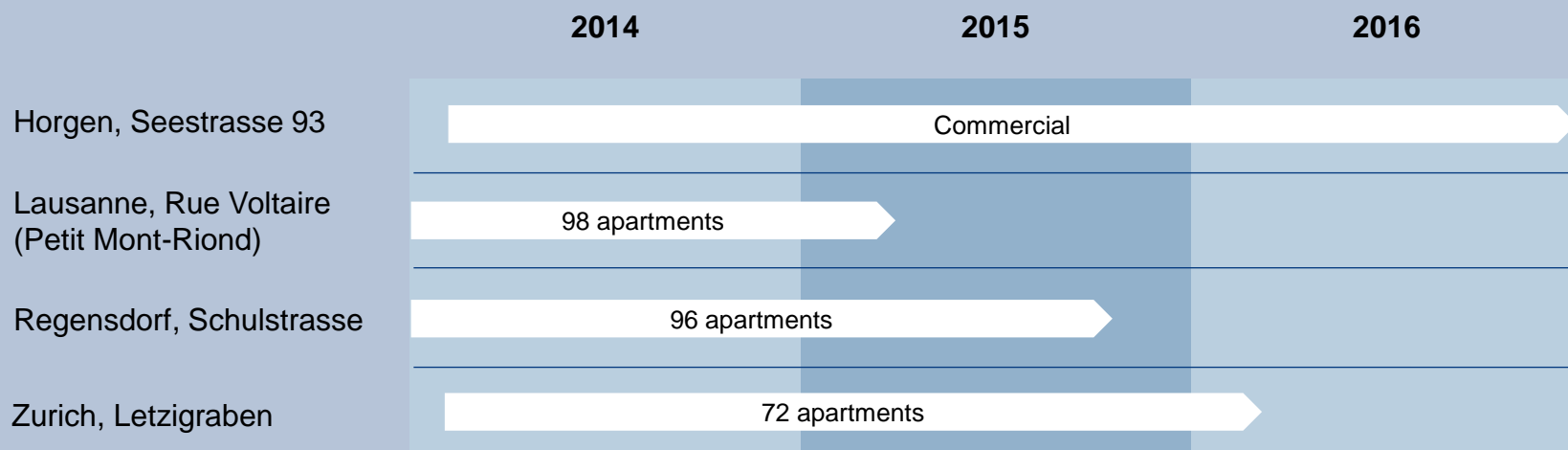
in CHF m.



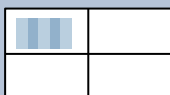
- Completion of several building projects supports continuous growth of rental income
- Significant profit contribution in second half of 2014 from trading properties and development for third parties
- Focusing on quality and centrally located sites show positive effect
- Continuous pursuit of attractive dividend distribution

- **Stable income** High-value portfolio of very well-located properties. Well-diversified. Low vacancy rate.
- **Growth and rising income** Attractive investment pipeline at top locations
- **Security** High equity ratio and long-term financing
- **Expertise** A capable and committed Mobimo team
- **Yield** Share with an attractive yield

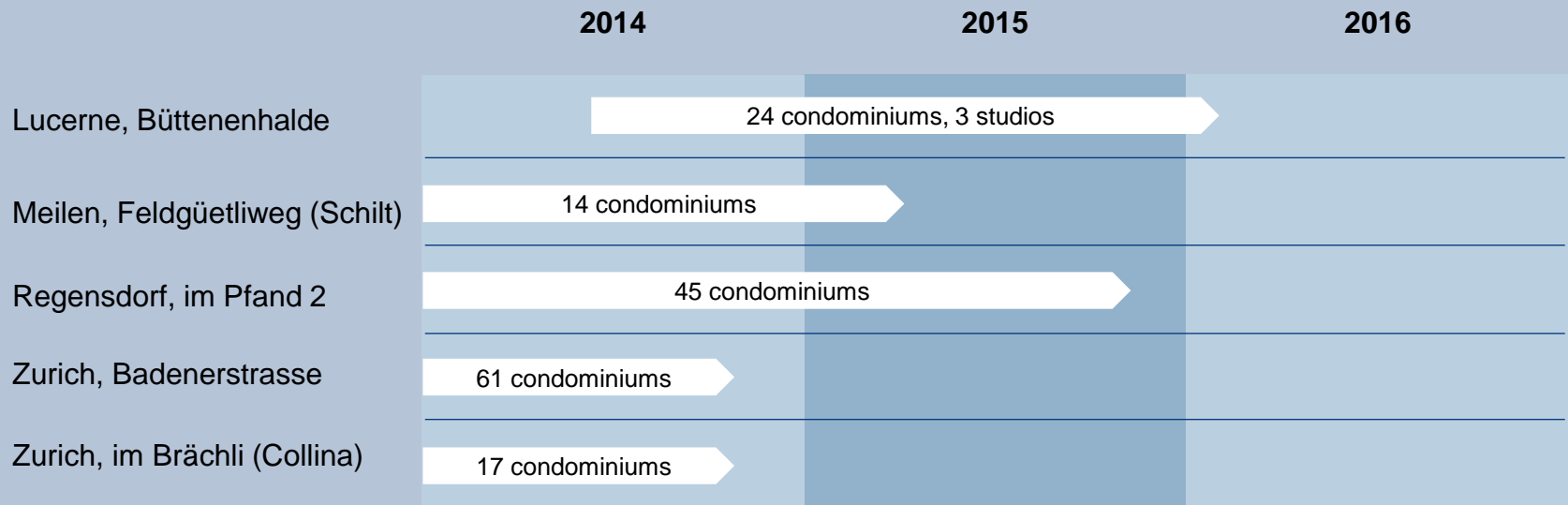
INVESTMENT PROPERTIES UNDER CONSTRUCTION (CHF 210 M.)



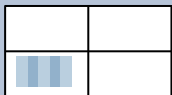
dates: start to end of construction



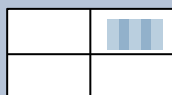
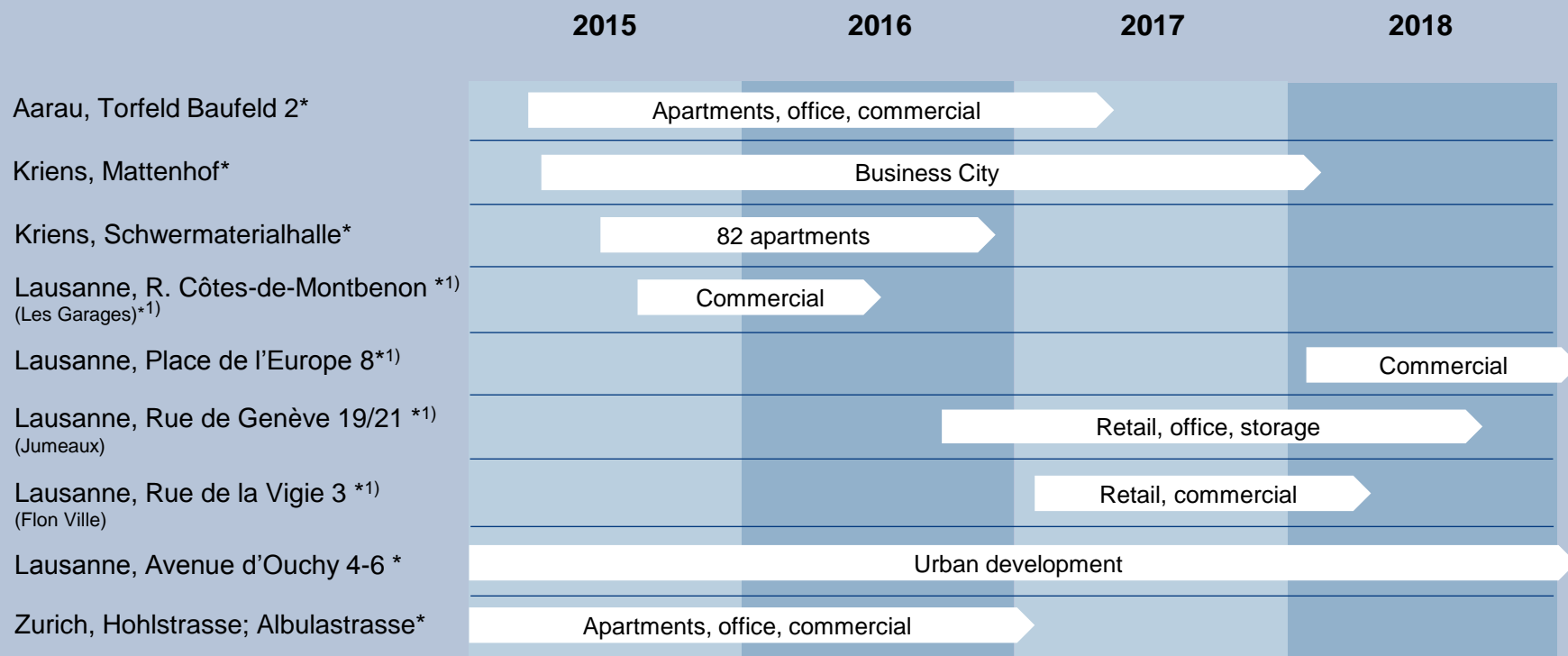
CONDO PROPERTIES UNDER CONSTRUCTION (CHF 150 MIO.)



dates: start to end of construction



INVESTMENT PROPERTIES IN PLANNING (CHF 710 MIO.)

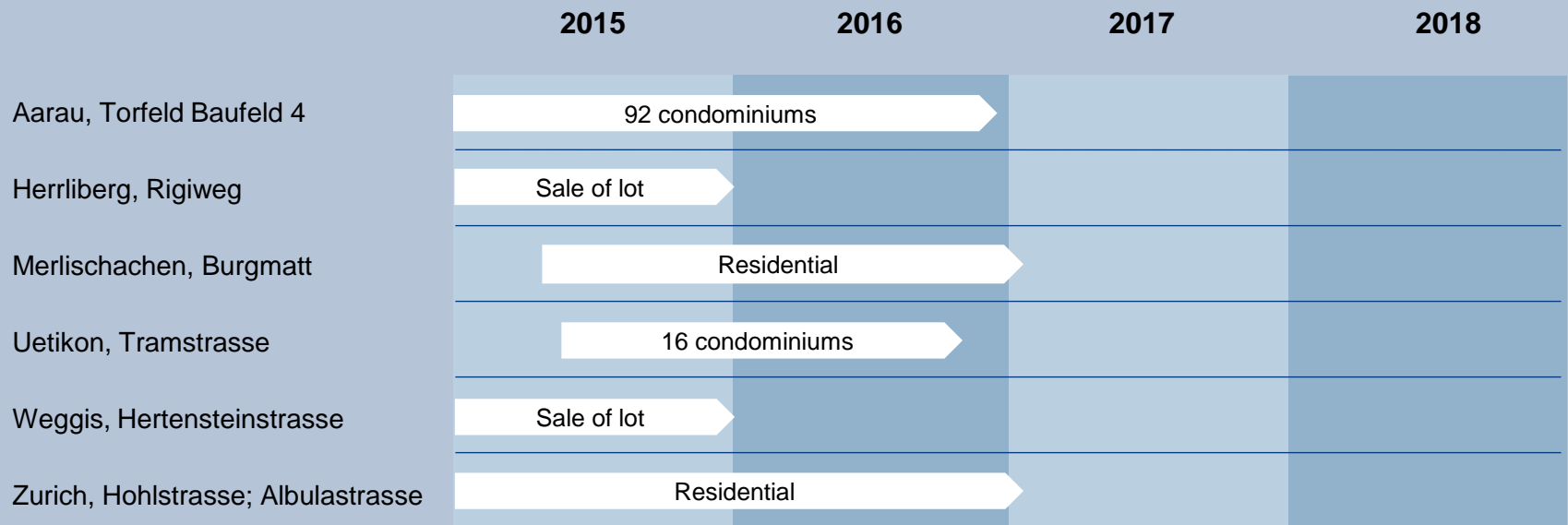


* Building land with interim use and rental income

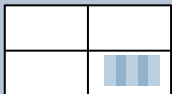
1) Development from portfolio

dates: start to end of construction

CONDO PROPERTIES IN PLANNING (CHF 260 MIO.)



dates: start to end of construction



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